

TYPE OF CONSTRUCTION PLANS  
FOR  
**WAGON WHEEL CROSSING, PHASE II**  
TYPE OF IMPROVEMENTS  
**PRELIMINARY PLAT SUBMITTAL**

GRACE LANE & UTAH AVENUE  
FARMINGTON, WASHINGTON COUNTY, ARKANSAS  
SEPTEMBER 2023

**PRELIMINARY**

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

NAME: JOHN R. WARY LICENSE NO.: 9728  
DATE: 08-26-2023  
FIRM / BUSINESS NO.: 1470 AR STATE

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STE. 1  
BENTONVILLE, ARKANSAS 72712  
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FIRM / BUSINESS NO.: 1470 STATE: AR

**SURVEYOR**

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**LANDSCAPE ARCHITECT**

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**SITE UTILITY CONTACTS**

**NATURAL GAS**  
BLACK HILLS ENERGY  
CONTACT: SCOTT STOKES  
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FAYETTEVILLE, ARKANSAS 72703  
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**CABLE TELEVISION**  
COX COMMUNICATIONS  
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bb6858@att.com

**WATER & SEWER**  
CITY OF FAYETTEVILLE  
CONTACT: WILLIAM WINN  
2435 INDUSTRIAL DRIVE  
FAYETTEVILLE, ARKANSAS 72701  
TELEPHONE: (479) 575-8386

WASHINGTON COUNTY WATER AUTHORITY  
3685 E. HERITAGE PARKWAY  
FARMINGTON, ARKANSAS 72730  
TELEPHONE: (479) 267-2111

**ELECTRIC**  
AEP-SWEPSCO  
415 W STRIBLING DR.  
ROGERS, ARKANSAS 72764  
CONTACT: CHRIS ANDREOLLI (<50 LOTS)  
TELEPHONE: (479) 986-1004  
CONTACT: RON R BERTRAM (>50 LOTS)  
TELEPHONE: (479) 973-2333

OZARKS ELECTRIC COOPERATIVE  
CONTACT: MIKE PHIPPS  
3641 WEDDINGTON DRIVE  
FAYETTEVILLE, ARKANSAS 72704  
TELEPHONE: (479) 521-2900

DEPARTMENT OF HEALTH  
ARKANSAS DEPARTMENT OF HEALTH  
DIVISION OF ENGINEERING, SLOT 37  
4815 W. MARKHAM  
LITTLE ROCK, ARKANSAS 72205  
TELEPHONE: (501) 661-2623

**GOVERNING AGENCIES**

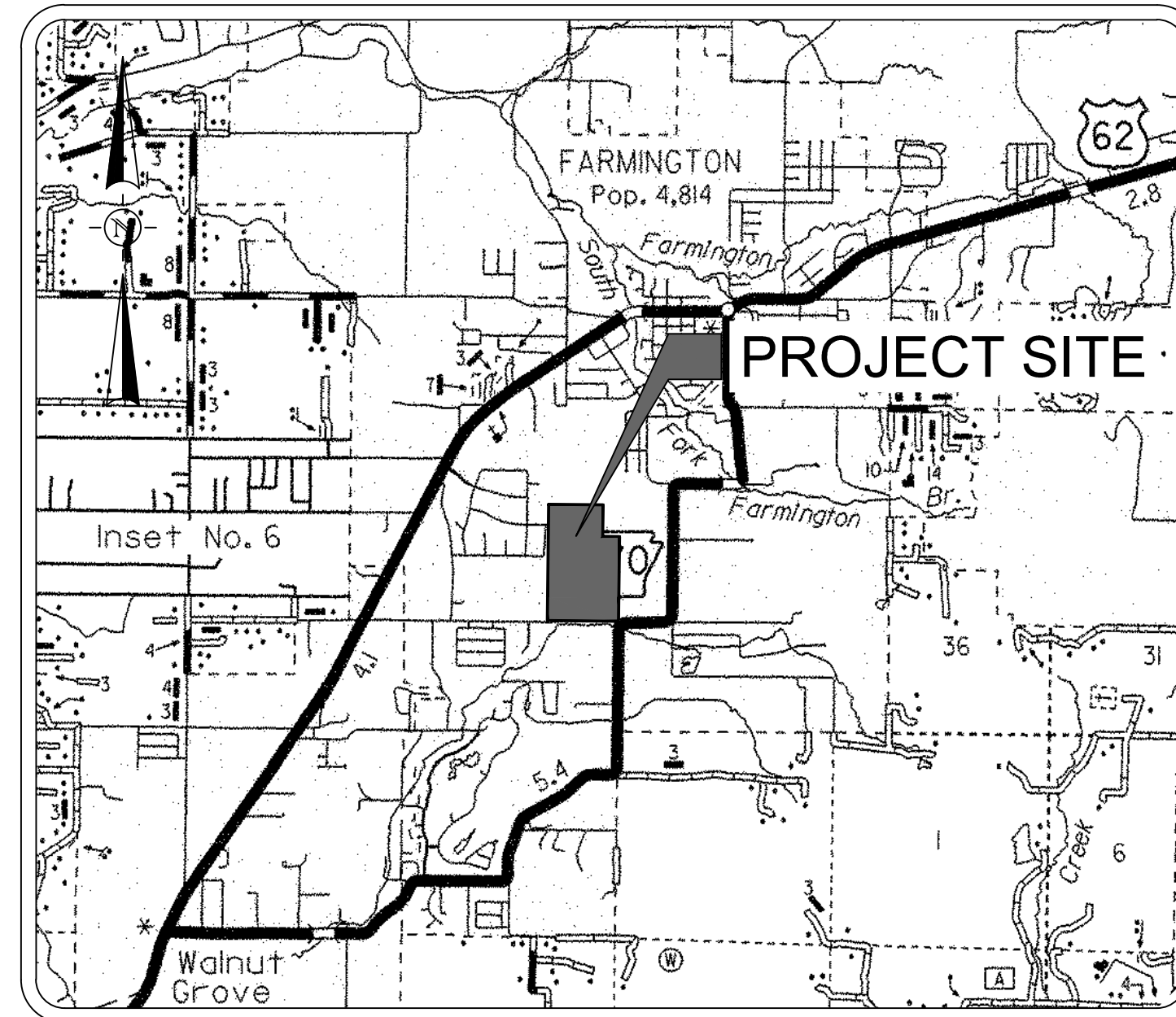
**CITY OF FARMINGTON**  
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**PUBLIC WORKS DEPARTMENT**  
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**CITY CONTRACT ENGINEER**  
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**BUILDING DEPARTMENT**  
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williamhellard@cityoffarmington-ar.gov



PROJECT MAP

NOT TO SCALE

**OWNER**

D.R. HORTON NW ARKANSAS, LLC  
5502 W. WALSH LANE  
ROGERS, AR 72758

**PREPARED BY:**



2407 SE Cottonwood St., Ste. 1  
Bentonville, AR 72712  
TEL. (479) 273-2209  
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CITY OF FARMINGTON APPROVAL: PLANNING COMMISSION APPROVAL DATE: \_\_\_\_\_ REVIEW  
OF THESE PLANS AND ASSOCIATED REPORTS IS LIMITED TO GENERAL COMPLIANCE WITH JURISDICTIONAL  
CODES AND REGULATIONS AND DOES NOT SERVE TO WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE  
DEVELOPERS OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR INADEQUACIES ARE DISCOVERED  
AFTER PLAN APPROVAL. THE JURISDICTIONAL REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH  
THE PLANS OR SPECIFICATIONS AND ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES  
SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

\_\_\_\_\_  
CITY ENGINEER DATE

\_\_\_\_\_  
PLANNING DEPARTMENT DIRECTOR DATE

\_\_\_\_\_  
STREET DEPARTMENT DATE

\_\_\_\_\_  
WATER & SEWER DEPARTMENT DATE

\_\_\_\_\_  
FIRE DEPARTMENT DATE

**SHEET LIST:**

- |      |                            |
|------|----------------------------|
| G000 | COVER SHEET                |
| G001 | LEGEND AND NOTES           |
| V100 | PRELIMINARY PLAT           |
| V101 | PRELIMINARY PLAT           |
| V102 | PRELIMINARY PLAT           |
| V103 | PRELIMINARY PLAT           |
| C200 | OVERALL GRADING PLAN       |
| C300 | OVERALL DRAINAGE PLAN      |
| C400 | OVERALL WATER & SEWER PLAN |
| C600 | STREET PLAN                |



Know what's below.  
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE GEORGETOWN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 (DIG TESS) 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

**GENERAL NOTES:**

- STORM SEWER DISTANCES AND INVERTS ARE MEASURED FROM CENTER OF INLETS AND END OF FLARED END SECTIONS.
- CONTRACTOR SHALL PROVIDE ACCESS TO ALL EXISTING DRIVEWAYS, STREETS AND MAILBOXES DURING CONSTRUCTION.
- WHERE APPLICABLE, UTILITY EASEMENTS TAKE PRECEDENCE OVER BUILDING SETBACKS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION PHASES OF THIS PROJECT.
- THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN THE PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- UNLESS OTHERWISE NOTED, ALL CURB SHALL BE 6" TYPE "A" CONCRETE CURB & GUTTER. REFER TO DETAIL SHEETS.
- UNLESS OTHERWISE NOTED, ALL SIDEWALKS/TRAILS ALONG VAUGHN ROAD SHALL BE 10' WIDE AND ALL SIDEWALKS WITHIN THE SUBDIVISION SHALL BE 5' WIDE.
- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF FARMINGTON'S DEVELOPMENT REGULATIONS.
- ALL SIGNS, PAVEMENT MARKINGS AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
- ANY FENCES LOCATED INSIDE TEMPORARY CONSTRUCTION EASEMENTS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED.

**SITE GRADING AND DRAINAGE GENERAL NOTES:**

- NO LAND CLEARING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING HAVE BEEN INSTALLED. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ALL EROSION CONTROL MEASURES AND TREE PROTECTION FENCING SHALL BE MAINTAINED UNTIL ALL CONTRIBUTING AREAS ARE GRADED AND STABILIZED.
- ALL DISTURBED AREAS AND SLOPES SHALL BE GRADED SMOOTH, RECEIVE 4" TOPSOIL AND BE SEEDED OR SODDED.
- ALL EXISTING UTILITY VAULTS, VALVES, METERS, AND BOXES TO BE ADJUSTED TO FINISHED GRADES IN ACCORDANCE WITH CITY OF FARMINGTON REGULATIONS AND TO THE CORRESPONDING UTILITY COMPANY'S REQUIREMENTS.
- FINISHED GRADE SLOPES OF PONDS AND SWALES SHALL NOT EXCEED 3:1, ALL OTHER FINISHED GRADE SLOPES SHALL NOT EXCEED 4:1.
- ALL PROPOSED SIDEWALKS, ACCESSIBLE RAMPS, AND DRAINAGE STRUCTURES IN THE STREET RIGHT-OF-WAY SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING LOT AREA SHALL BE STABILIZED PRIOR TO FINAL INSPECTION AND ACCEPTANCE BY CITY.
- ALL FIELD TEST REQUIRED FOR A PROJECT SHALL BE WITNESSED BY THE CITY.
- ALL LOTS THAT RECEIVE FILL SHALL BE PLACED IN LIFTS AND COMPACTED. A GEOTECHNICAL ENGINEER WILL BE REQUIRED TO TEST THE DENSITY OF SAID FILL. THE CITY WILL REQUIRE A COPY OF THE REPORT PRIOR TO ISSUING THE PERMIT.
- ALL SITE GRADING AND EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING REPORT.
- CONTRACTOR SHALL REFER TO THE GRADING SECTION OF THE GEOTECHNICAL REPORT, REFERENCED ABOVE, WHEN PLACING STRUCTURAL FILL. IN PARTICULAR WHERE THERE IS CONSIDERABLE FILL WITHIN THE STREET RIGHT OF WAY AND WHERE AN EXISTING DRAINAGE DITCH CROSSES THE RIGHT OF WAY.
- ANY WELLS ON THE SITE SHALL BE FILLED/CAPPED/ABANDONED IN ACCORDANCE WITH STATE REQUIREMENTS.

**SITE UTILITY GENERAL NOTES:**

- EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THESE PLANS. THE CONTRACTOR SHALL CALL THE STATE ONE-CALL SYSTEM PRIOR TO CONSTRUCTION @ 1-800-482-8998. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. THE CONTRACTOR SHALL VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM HALF ASSOCIATES, INC. AND/OR THE OWNER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLANS. HALF ASSOCIATES, INC. SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS AND REQUIREMENTS. ALL UTILITY COMPANY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANY. CONTRACTOR SHALL FURTHER COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICE WITH ADJACENT PROPERTY OWNERS.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY INDICATE WORK WHICH IS REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH.
- ALL METER CANS AND OTHER APPURTENANCES MUST BE LEVEL WITH FINISHED GRADE.
- ALL CONNECTIONS TO EXISTING WATER AND SANITARY SEWER MAINS SHALL BE OBSERVED BY FARMINGTON UTILITIES.
- FARMINGTON UTILITIES SHALL INSPECT AND VERIFY ALL UTILITY TAPS.
- ALL SANITARY SEWER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FARMINGTON UTILITIES STANDARD SPECIFICATIONS, DATED NOVEMBER 5, 2019.
- ALL WATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WASHINGTON COUNTY WATER AUTHORITY STANDARD SPECIFICATIONS, DATED AUGUST 7, 2023. WATER LINES SHALL HAVE A MINIMUM COVER OF 3'.
- ANY GRAVITY MAINS THAT ARE NEAR MINIMUM SLOPES WILL BE REQUIRED TO BE FIELD SURVEYED/SHOT/VERIFIED BETWEEN CONNECTION POINTS PRIOR TO THE POURING OF THE MANHOLES. THIS WILL BE REQUIRED ON ALL 8" MAINS WITH SLOPES BELOW 0.50% AND ALL 12" MAINS WITH SLOPES BELOW 0.40%.

**SITE EROSION CONTROL GENERAL NOTES:**

- STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER SLOPES
- ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY SEVEN (7) DAYS OR AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE-HALF (0.5) INCH. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY. A RAIN GAUGE SHALL BE KEPT ON SITE.
- PROVIDE TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION, AND/OR OTHER EROSION CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING ALL PHASES OF CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED OF DEBRIS, FINISH GRADED, AND STABILIZED WITH PERMANENT VEGETATION IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION.
- ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED UNTIL THE COMPLETION OF ALL PHASES OF CONSTRUCTION AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE PERMANENT VEGETATION IS ESTABLISHED.
- ALL AREAS NOT TO BE PAVED SHALL BE SEEDED AND/OR SODDED AS NOTED.
- TOPSOIL STOCKPILE SHALL BE GRADED TO DRAIN AND SEEDED WITH A TEMPORARY SEED MIX. COORDINATE STOCKPILE LOCATION WITH OWNER.
- DUST CONTROL ON-SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION IS PROHIBITED.
- IF THE MAJORITY OF MUD OR DIRT IS NOT REMOVED FROM TRAFFIC EXITS, CONTRACTOR SHALL ESTABLISH ADDITIONAL VEHICLE WASH AREAS AT CONSTRUCTION TRAFFIC EXIT POINTS. RINSE-OFF WILL NOT BE ALLOWED OUTSIDE THE PROJECT CONSTRUCTION LIMITS.
- ALL EROSION AND SEDIMENTATION CONTROLS SHOWN ON THE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AUTHORITIES AND MAINTAINED AS PART OF THIS CONTRACT. CONTRACTOR TO INSTALL EROSION CONTROL IN ACCORDANCE WITH THE EROSION SEDIMENTATION CONTROL PLAN AS A MINIMUM. OTHER MEASURES MAY BE REQUIRED TO ASSURE THAT SILT IS CONTROLLED ON-SITE.
- DEWATERING OPERATIONS ARE PRACTICES, SUCH AS DEWATERING BAGS, FILTER SOCKS, AND PUMP TRUCKS THAT MANAGE THE DISCHARGE OF POLLUTANTS WHEN NON-STORMWATER AND ACCUMULATED PRECIPITATION MUST BE REMOVED FROM A WORK LOCATION SO THAT CONSTRUCTION WORK MAY BE ACCOMPLISHED. WATER CANNOT BE DIRECTLY PUMPED INTO THE CITY'S STORM SEWER SYSTEM, STREAMS, OR LAKES. THESE PRACTICES ARE IMPLEMENTED FOR REMOVING STANDING STORMWATER AND NON-STORMWATER FROM CONSTRUCTION SITES. NON-STORMWATERS INCLUDE, BUT ARE NOT LIMITED TO, GROUNDWATER, WATER FROM COFFERDAMS, WATER DIVERSIONS, AND WATERS USED DURING CONSTRUCTION ACTIVITIES THAT MUST BE REMOVED FROM A WORK AREA.
- PRACTICES IDENTIFIED IN THIS SECTION ARE ALSO APPROPRIATE FOR IMPLEMENTATION WHEN MANAGING THE REMOVAL OF ACCUMULATED PRECIPITATION (STORMWATER) FROM DEPRESSED AREAS AT A CONSTRUCTION SITE.

**LEGEND**

PROPOSED ASPHALT STREET W/ CONC. CURB & GUTTER 	PROPOSED CONCRETE SIDEWALK BY DEVELOPER PROPOSED CONCRETE SIDEWALK LOT BUILDER PROPOSED LOT LINE PROPOSED CENTERLINE ALIGNMENT BUILDING SETBACK LINE PROPOSED EASEMENT PROPOSED RIGHT-OF-WAY PROPOSED STORM DRAIN W/SIZE/TYPE PROPOSED CURB INLET OR JUNCTION BOX PROPOSED FLARED END SECTION PROPOSED FINISHED GRADE CONTOUR PROPOSED STREET LIGHT	EX. SECTION LINE EX. QUARTER-QUARTER SECTION LINE EX. ADJACENT BOUNDARY LINE EX. RIGHT OF WAY LINE EX. EASEMENT LINE EX. ASPHALT EX. GRAVEL EX. GAS LINE EX. OVERHEAD ELECTRIC LINE EX. STORM DRAIN PIPE EX. FENCE LINE EX. DITCH LINE EX. TREE EDGE LINE EX. CONTOURS 
<p><b>PROPOSED WATER &amp; SEWER</b></p> PROPOSED FIRE HYDRANT ASSEMBLY PROPOSED GATE VALVE/AIR RELEASE VALVE PROPOSED REDUCER PROPOSED WATER LINE TEE PROPOSED WATER LINE BEND PROPOSED BLOW-OFF ASSEMBLY PROPOSED PVC SANITARY SEWER LINE W/SIZE (SDR-26) PROPOSED SEWER MANHOLE 	<p><b>EXISTING WATER &amp; SEWER</b></p> EX. WATER LINE EX. SANITARY SEWER LINE EX. WATER METER EX. FIRE HYDRANT EX. WATER VALVE EX. WATER SPIGOT EX. SEWER CLEAN-OUT	

**WAGON WHEEL CROSSING  
PHASE II**  
 FARMINGTON, AR



REVISION NO.	DATE	DESCRIPTION

**PRELIMINARY**  
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JOHN R. WARY 9728  
NAME LICENSE NO.  
8/21/2023  
DATE  
1470 AR  
FIRM / BUSINESS NO. STATE

PROJECT NO.: 52872.001  
ISSUED: 06.27.2023  
DRAWN BY: TJL/TLS  
CHECKED BY: JRW  
SCALE: NONE  
SHEET TITLE:  
**LEGEND & GENERAL NOTES**  
  
G001

# PRELIMINARY PLAT WAGON WHEEL CROSSING, PHASE II LOTS 1 - 148

GRACE LANE & UTAH AVENUE  
FARMINGTON, WASHINGTON COUNTY, ARKANSAS  
SEPTEMBER 2023

**NOTES:**

- SEE BILL OF ASSURANCE AND/OR CITY REQUIREMENTS FOR ADDITIONAL RESTRICTIONS IF ANY.
- THIS SURVEY DOES NOT COMPLY WITH ALTA/NSPS LAND SURVEY SPECIFICATIONS.
- THIS SURVEY IS NOT TO BE USED AS THE AS-BUILT OR IMPROVEMENTS WITHOUT THE CONSENT OF THE SURVEYOR.
- THIS SURVEY WILL BE NULL AND VOID IF ALTERED IN ANY FORM FROM ITS ORIGINAL ISSUE.
- UTILITIES ARE BASED ON ABOVE GROUND MARKINGS AS MARKED BY 811 UTILITY LOCATE, TICKET NUMBER 230413-0847.
- BASIS OF BEARINGS: ARKANSAS STATE COORDINATE SYSTEM, NAD83 (2011), NORTH ZONE DERIVED FROM STATIC GNSS BASE OBSERVATION, OPUS SOLUTION HAVING THE PUBLISHED VALUES OF: LATITUDE 36°01'20.36" NORTH, LONGITUDE 94°15'15.98" WEST, CONVERGENCE ANGLE = -1°18'42.7" AND A COMBINED SCALE FACTOR OF 0.9999122617.
- BASIS OF ELEVATION DERIVED FROM DATUM NAVD 88 WITH 1-FOOT CONTOURS.
- A TITLE COMMITMENT WAS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. FILE NO. 22-764375, COMMITMENT DATE NOVEMBER 03, 2022. COUNTER-SIGNED BY REALTY TITLE & CLOSING SERVICES, LLC.
- FLOOD INFORMATION: BASED UPON REVIEW OF NFIP FIRM, WASHINGTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05143C0195F, MAP REVISED: MAY 16, 2008, AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN:  
ZONE X - OTHER FLOOD AREAS. ZONE X CONTAIN LAND DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF CITED MAP. FLOOD STATEMENT DOES NOT COVER LOCALIZED FLOODING AND ANY FLOOD RISK ASSOCIATED WITH OR DETERMINED FROM FEMA RISK RATING 2.0 IS UNKNOWN.
- FIELD WORK WAS COMPLETED ON AUGUST 2, 2023.
- RECORD DOCUMENTS USED FOR THIS SURVEY ARE AS FOLLOWS:  
A. SPECIAL WARRANTY DEED BOOK 2022, PAGE 40115  
B. PLAT BOOK 2019, PAGE 38642 - PROPERTY LINE ADJUSTMENT  
C. PLAT BOOK 2017, PAGE 3394 - PROPERTY LINE ADJUSTMENT  
D. PLAT BOOK 2015, PAGE 5567 - EASEMENT PLAT  
E. PLAT BOOK 2018, PAGE 35162 - EASEMENT PLAT  
F. PLAT BOOK 23A, PAGE 216 - TWIN FALLS ADDITION, PHASE I  
G. PLAT BOOK 24, PAGE 469 - FINAL PLAT, WAGON WHEEL CROSSING SUBDIVISION, PHASE I  
H. PLAT BOOK 23, PAGE 292 - FINAL PLAT, TWIN FALLS ADDITION, PHASE II  
I. PLAT BOOK 24A, PAGE 143 - TWIN FALLS ADDITION, PHASE III  
J. AS-BUILT SURVEY - STREET & STORM AS-BUILT PLANS FOR WAGON WHEEL CROSSING SUBDIVISION PHASE I  
K. AS-BUILT SURVEY - AS-BUILT WATER & SEWER PLANS FOR WAGON WHEEL CROSSING SUBDIVISION PHASE I
- PROPERTY IS ZONED R-1 WITH A TOTAL OF 45.34± ACRES FOR A RESIDENTIAL SUBDIVISION.  
BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT - 25'  
SIDE - 10'  
REAR - 20'

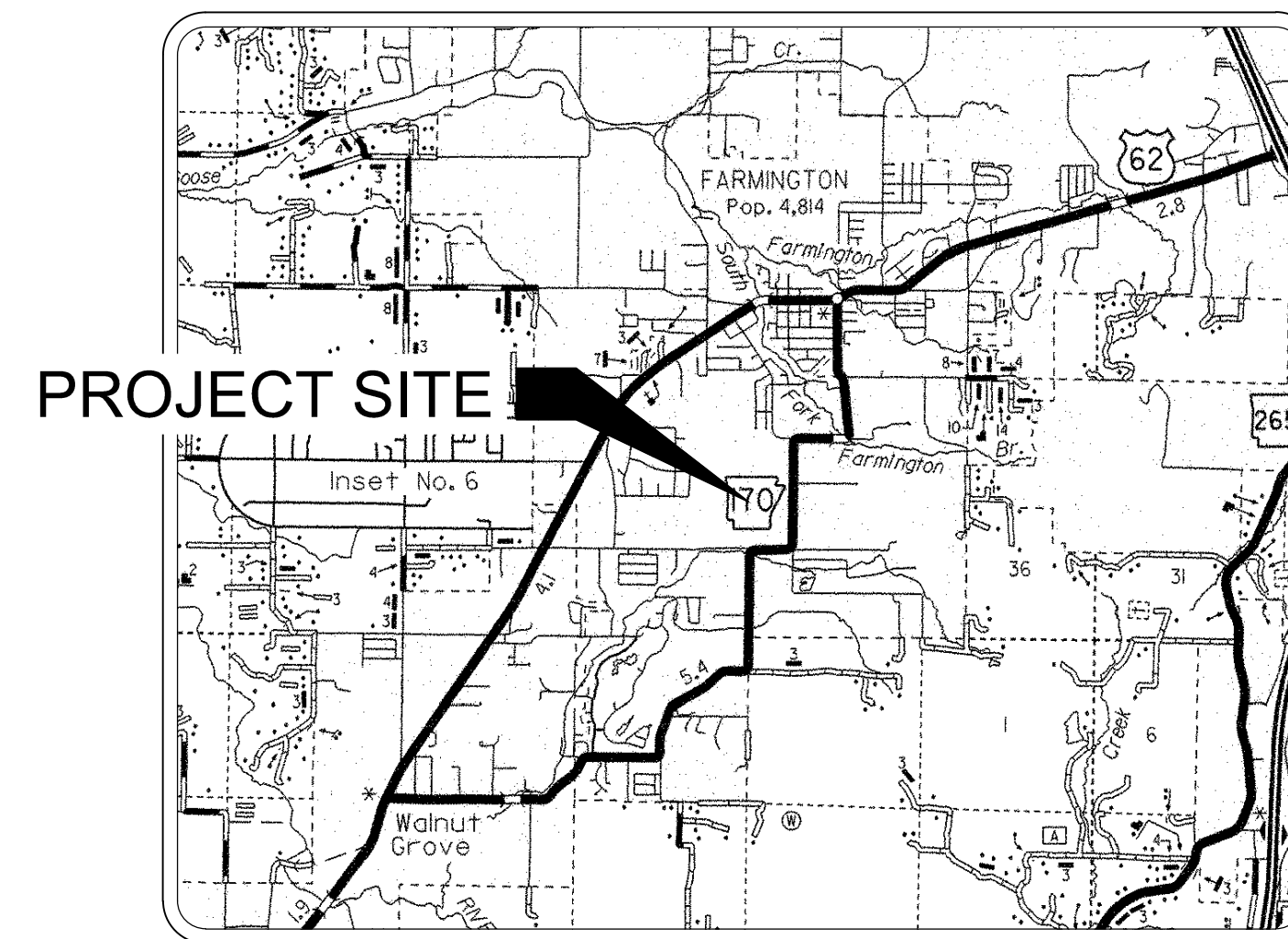
**SURVEY DESCRIPTION WAGON WHEEL CROSSING, PHASE II:**

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 34, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID SECTION 34;  
**THENCE** ALONG THE NORTH LINE OF SAID SECTION 34, NORTH 87°56'38" WEST, 340.83 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED PS #1642 MARKING THE **POINT OF BEGINNING**;  
**THENCE** LEAVING SAID NORTH LINE, SOUTH 02°15'12" WEST, 636.36 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED PS #1642;  
**THENCE** SOUTH 87°52'00" EAST, 341.97 FEET TO A 5/8-INCH REBAR CAPPED PS #1642;  
**THENCE** SOUTH 02°09'03" WEST, 1021.52 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED PS #1156;  
**THENCE** NORTH 87°53'56" WEST, 1322.46 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED PS #1642;  
**THENCE** NORTH 02°08'56" EAST, 1657.30 FEET TO A 2-INCH ALUMINUM MONUMENT WITH CAP STAMPED RLS #905 MARKING THE NORTHWEST CORNER OF THE AFOREMENTIONED NORTHEAST QUARTER OF THE NORTHEAST QUARTER;  
**THENCE** SOUTH 87°56'38" EAST, 981.69 FEET TO THE **POINT OF BEGINNING**.

**PROJECT MAP**

NOT TO SCALE



**PROJECT SITE**

**OWNER**

D.R. HORTON - NW ARKANSAS, LLC  
5502 W WALSH LN.  
ROGERS, AR 72758

**SURVEYOR**

HALFF ASSOCIATES, LLC  
JAMES S. AUNSPAUGH, PS  
2407 SE COTTONWOOD ST., SUITE 1  
BENTONVILLE, AR 72712  
PHONE: 479-397-0323

**Zoning - Residential (R-1)**

**Building Setbacks**

Front Yard	Side Yard	Rear Yard
25'	10'	20'

**CERTIFICATE OF APPROVAL:**

PURSUANT TO THE FARMINGTON MUNICIPAL CODE APPROVAL HAVING BEEN COMPLETED. THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
PLANNING COMMISSION

SIGNED: \_\_\_\_\_  
MAYOR

SIGNED: \_\_\_\_\_  
CITY CLERK

**CERTIFICATE OF OWNERSHIP:**

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_

NAME & ADDRESS: \_\_\_\_\_

WAGON WHEEL CROSSING  
PHASE II

FARMINGTON, AR



REVISION NO.	DATE	DESCRIPTION



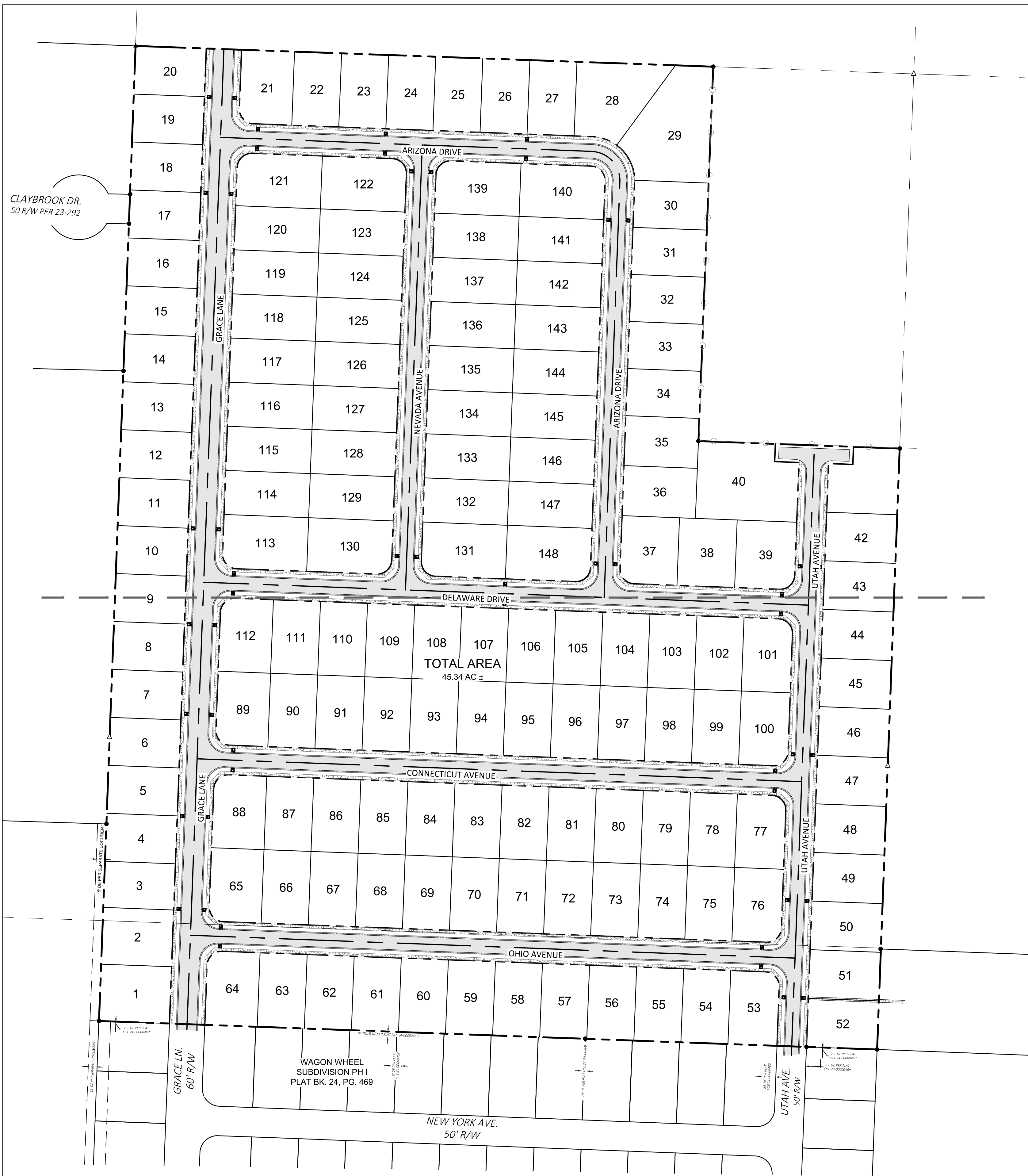
**CERTIFICATION:**  
I, JAMES S. AUNSPAUGH, PS #1347, HEREBY CERTIFY THAT THIS SURVEY/PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THE LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN. NO INDEPENDENT SEARCH WAS MADE BY THE SURVEYOR REGARDING EASEMENTS, RIGHTS OF WAY OR OTHER RESTRICTIONS OF RECORD THAT AN ACCURATE TITLE SEARCH MIGHT DISCLOSE.

PROJECT NO.:	52872.001
ISSUED:	08.11.2023
DRAWN BY:	JDSC
CHECKED BY:	JSA
SCALE:	NONE
SHEET TITLE:	PRELIMINARY PLAT

PRELIMINARY PLAT

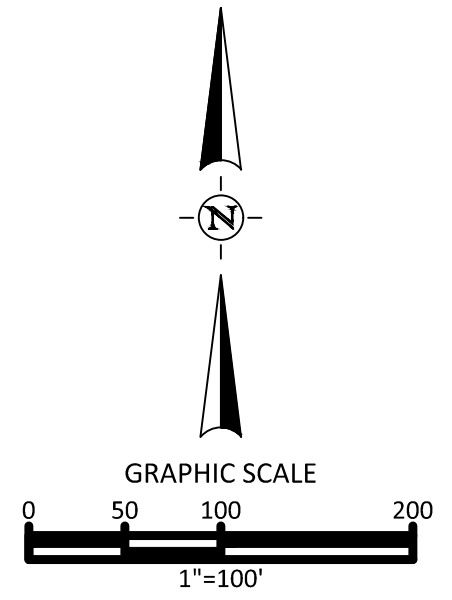
V100

FILE NAME: A:\52006\52872\001\LD\CADD\Sheets\PLAN-PP-52872.001.dwg DATE: August 21, 2023, TIME: 4:54 PM, USER: ah4929 AVO: 52872.001



### LEGEND

- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED EASEMENT LINE
- PROPOSED TYPE "A" CURB & GUTTER
- PROPOSED CONCRETE SIDEWALK BY LOT BUILDER
- PROPOSED ACCESSIBLE RAMP, TYPE "B"
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED TRUNCATED DOME MAT
- PROPOSED LIGHT POLE
- EX. SUBJECT PROPERTY
- ADJOINING PROPERTY
- SECTION LINE
- EX. CHAIN LINK FENCE
- EX. UTILITY EASEMENT LINE
- FOUND REBAR AS NOTED
- COMPUTED POINT
- FOUND MONUMENT AS NOTED
- BENCHMARK
- UTILITY EASEMENT
- D&UE DRAINAGE & UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- PE PEDESTRIAN EASEMENT



CONTROL POINT TABLE (GRID COORDINATES)  
(Horizontal: NAD83 based on GPS observations)  
(Vertical: NAVD88 based on GPS observations)  
(Project Scale Factor: 0.9999125260)

POINT NO.	GRID NORTHING	GRID EASTING	ELEVATION	DESCRIPTION
10103	622,905.84	646,938.14	1,204.36	BENCHMARK 1 NORTH RIM SSMH
10108	624,335.92	645,741.89	1,206.14	BENCHMARK 2 NORTH RIM SSMH

WAGON WHEEL CROSSING  
PHASE II

FARMINGTON, AR



REVISION NO.	DATE	DESCRIPTION

PRELIMINARY  
THIS DOCUMENT SHALL NOT BE  
RECORDED FOR ANY PURPOSE  
AND SHALL NOT BE USED OR  
VIEWED OR RELIED UPON  
AS A FINAL SURVEY DOCUMENT.  
RELEASE DATE:  
08/21/2023  
FOR REVIEW & COMMENT



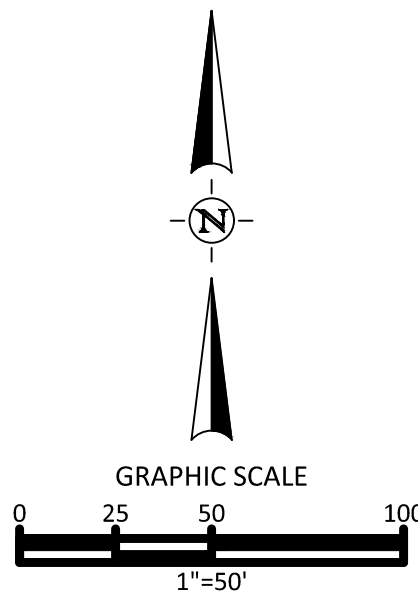
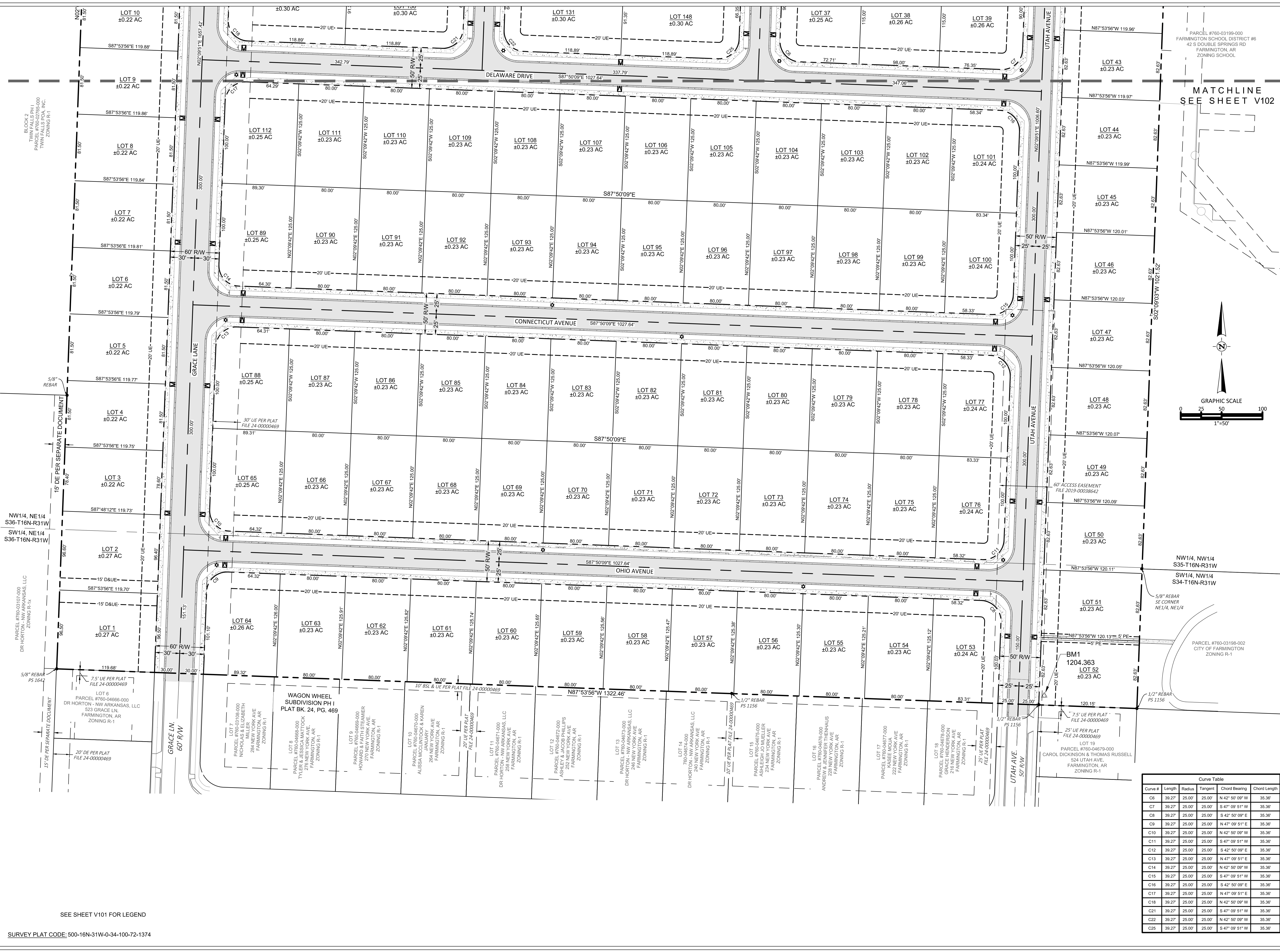
PROJECT NO.: 52872.001  
ISSUED: 08.11.2023  
DRAWN BY: JDSC  
CHECKED BY: JSA  
SCALE: 1"=100'  
SHEET TITLE:

PRELIMINARY PLAT

V101



FILE NAME: A:\52000652872\001\LD\CADD\Sheets\PLAN-PP-52872.001.dwg DATE: August 21, 2023, TIME: 4:58 PM, USER: ah4929 AVO: 52872.001



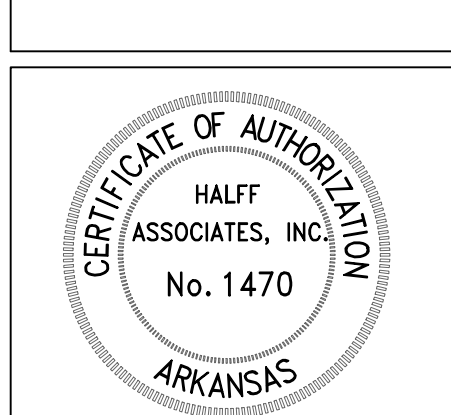
Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C6	39.27	25.00	25.00	N 42° 59' 09" W	35.36
C7	39.27	25.00	25.00	S 47° 09' 51" W	35.36
C8	39.27	25.00	25.00	S 42° 50' 09" E	35.36
C9	39.27	25.00	25.00	N 47° 09' 51" E	35.36
C10	39.27	25.00	25.00	N 42° 50' 09" W	35.36
C11	39.27	25.00	25.00	S 47° 09' 51" W	35.36
C12	39.27	25.00	25.00	S 42° 50' 09" E	35.36
C13	39.27	25.00	25.00	N 47° 09' 51" E	35.36
C14	39.27	25.00	25.00	N 42° 50' 09" W	35.36
C15	39.27	25.00	25.00	S 47° 09' 51" W	35.36
C16	39.27	25.00	25.00	S 42° 50' 09" E	35.36
C17	39.27	25.00	25.00	N 47° 09' 51" E	35.36
C18	39.27	25.00	25.00	N 42° 50' 09" W	35.36
C21	39.27	25.00	25.00	S 47° 09' 51" W	35.36
C22	39.27	25.00	25.00	N 42° 50' 09" W	35.36
C25	39.27	25.00	25.00	S 47° 09' 51" W	35.36

WAGON WHEEL CROSSING  
PHASE II  
FARMINGTON, AR



REVISION NO.	DATE	DESCRIPTION

PRELIMINARY  
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RECORDED FOR ANY PURPOSE  
AND SHALL NOT BE USED OR  
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AS A FINAL SURVEY DOCUMENT.  
RELEASE DATE:  
08/21/2023  
FOR REVIEW & COMMENT



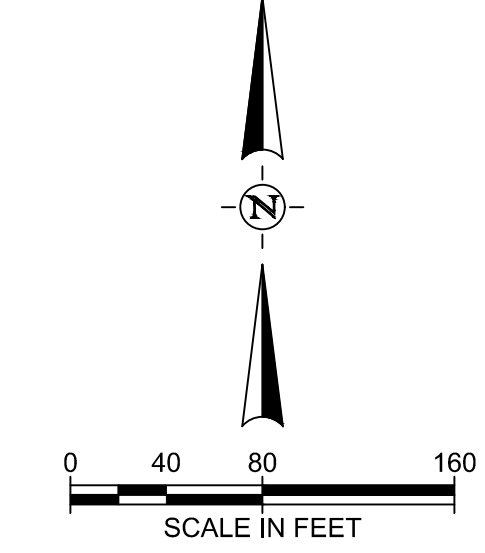
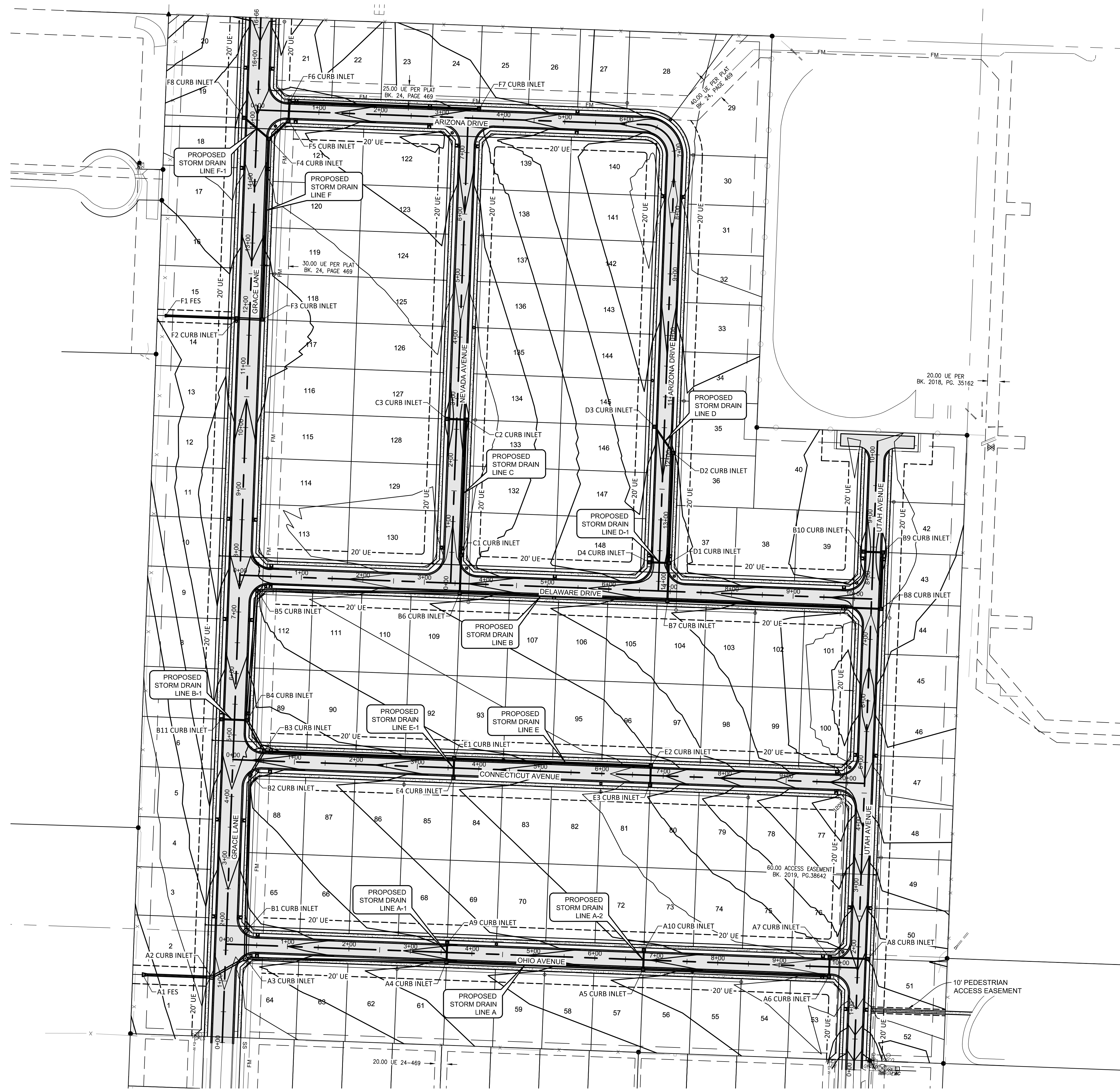
PROJECT NO.: 52872.001  
ISSUED: 08.11.2023  
DRAWN BY: JDSC  
CHECKED BY: JSA  
SCALE: 1"=50'  
SHEET TITLE:

PRELIMINARY PLAT  
V103

SEE SHEET V101 FOR LEGEND  
SURVEY PLAT CODE: 500-16N-31W-0-34-100-72-1374



FILE NAME: A:\520006\52872\001\LD\CADD\Sheets\C-PLAN-STRM-52872.001.dwg DATE: August 21, 2023, TIME: 4:18 PM, USER: ah4929 AVO: 52872.001



NOTE:  
THE STORMWATER DRAINAGE SYSTEM WAS DESIGNED USING THE RATIONAL METHOD. THE C-VALUE USED WAS 0.69 FOR RESIDENTIAL DEVELOPMENT PER THE CITY OF FARMINGTON DRAINAGE CRITERIA MANUAL.

WAGON WHEEL CROSSING  
PHASE II

FARMINGTON, AR



REVISION NO.	DATE	DESCRIPTION

**PRELIMINARY**  
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THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:  
JOHN R. WARY 9728  
NAME LICENSE NO.  
8/21/2023  
DATE  
1470 AR  
FIRM / BUSINESS NO. STATE

PROJECT NO.: 52872.001  
ISSUED: 06.27.2023  
DRAWN BY: TJL/TLS  
CHECKED BY: JRW  
SCALE: 1"=80'  
SHEET TITLE:

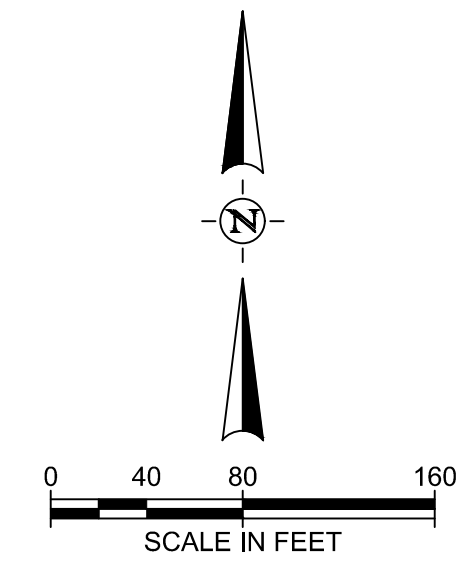
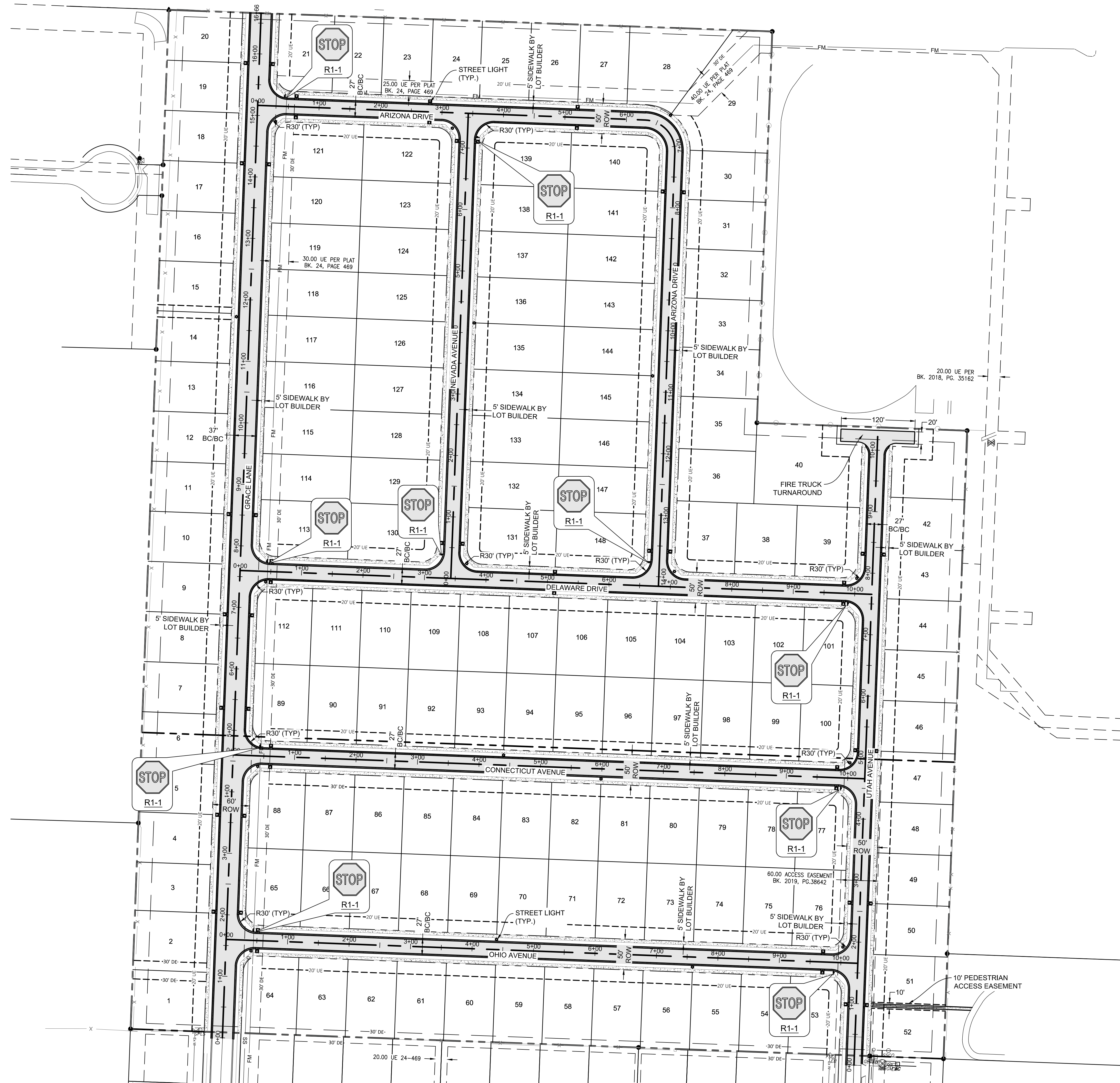
OVERALL DRAINAGE PLAN

C300





FILE NAME: A:\52006\52872\001\LD\CADD\Sheets\C-PLAN-STR-52872.001.dwg DATE: August 21, 2023, TIME: 4:01 PM, USER: ah4929 AVO: 52872.001



WAGON WHEEL CROSSING  
PHASE II

FARMINGTON, AR



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JOHN R. WARY 9728 LICENSE NO.  
8/21/2023  
DATE:  
1470 AR STATE  
FIRM / BUSINESS NO.

PROJECT NO.: 52872.001  
ISSUED: 06.27.2023  
DRAWN BY: TJL/TLS  
CHECKED BY: JRW  
SCALE: 1"=80'  
SHEET TITLE:

OVERALL STREET PLAN

C600